



MAYOR AND COUNCIL AGENDA

NO. 5

DEPT.: Community Planning and Development Services DATE PREPARED: 7/11/05

STAFF CONTACT: Jim Wasilak

FOR MEETING OF: 7/25/05

SUBJECT: Review of Schematic Building Design for 1 Preserve Parkway, a proposed 7-story, 189,000 square foot office building in Tower Oaks; Boston Properties, applicant

RECOMMENDATION: Staff recommends that the Mayor and Council approve the schematic building designs in advance of preparation of the Detailed Application submission to the Planning Commission.

DISCUSSION: In 1987, the Mayor and Council approved the Concept Plan for the City's first Comprehensive Planned Development (CPD), now known as Tower Oaks. The Concept Plan envisioned a major campus-style office park with various amenities and support services, including a residential component and free-standing restaurant. The Concept Plan was modified and reaffirmed in 1993 and 2001 by Resolution, which states that the Mayor and Council shall retain approval authority of building designs prior to submission of Detailed Applications. Schematic plans shall include the placement of buildings on the site and the relationship to other site components, as well as vertical sections and elevations to show building height, bulk and massing.

Boston Properties, one of the two developers of Tower Oaks, have produced a conceptual design for the property at 1 Preserve Parkway, opposite the Clyde's Tower Oaks Lodge in Tower Oaks. The site is located at the southeast quadrant of Wootton Parkway and Preserve Parkway, adjacent to a tributary of Cabin John Creek stream valley, and is heavily wooded. In 2000, a Detailed Application for the site was approved by the Planning Commission for a seven-story, 185,000 square foot office building. A Detailed Application amendment was approved in January 2003 which allowed an additional two stories to be added, for a total of 237,000 square feet of floor area.

The applicant is proposing to construct a seven-story, 189,000 square foot office building with a 630-space, two-level parking garage attached. Both the office building and parking structure occupy a similar footprint to what was previously approved, while the height of the building has been reduced by approximately 5 feet to 94 feet. The building's architecture has been simplified to remove the prominent roof canopy that was previously approved. Minor modifications to the building entrance plaza have also been incorporated.

Fiscal Impact: Construction of the project will result in increased property tax revenue to the City, the amount of which has not been determined at this time.

Next Steps: If the Mayor and Council approve the plans as presented for the Schematic Building Designs, the applicant will prepare formal submission of the Detailed Application for site development.

PREPARED BY:

R James Nasulik
Jim Wasilak, AICP, Chief of Long Range Planning

DATE: 7/19/05

APPROVED BY:

Arthur D. Chambers
Arthur D. Chambers, AICP, Director

DATE: 7/19/05

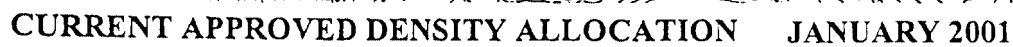
APPROVED BY:

Scott Ullery
Scott Ullery, City Manager

DATE: 7/20/05

LIST OF ATTACHMENTS:

1. Tower Oaks CPD Concept Plan Land Use
2. Submission information







MARCH 30, 2001

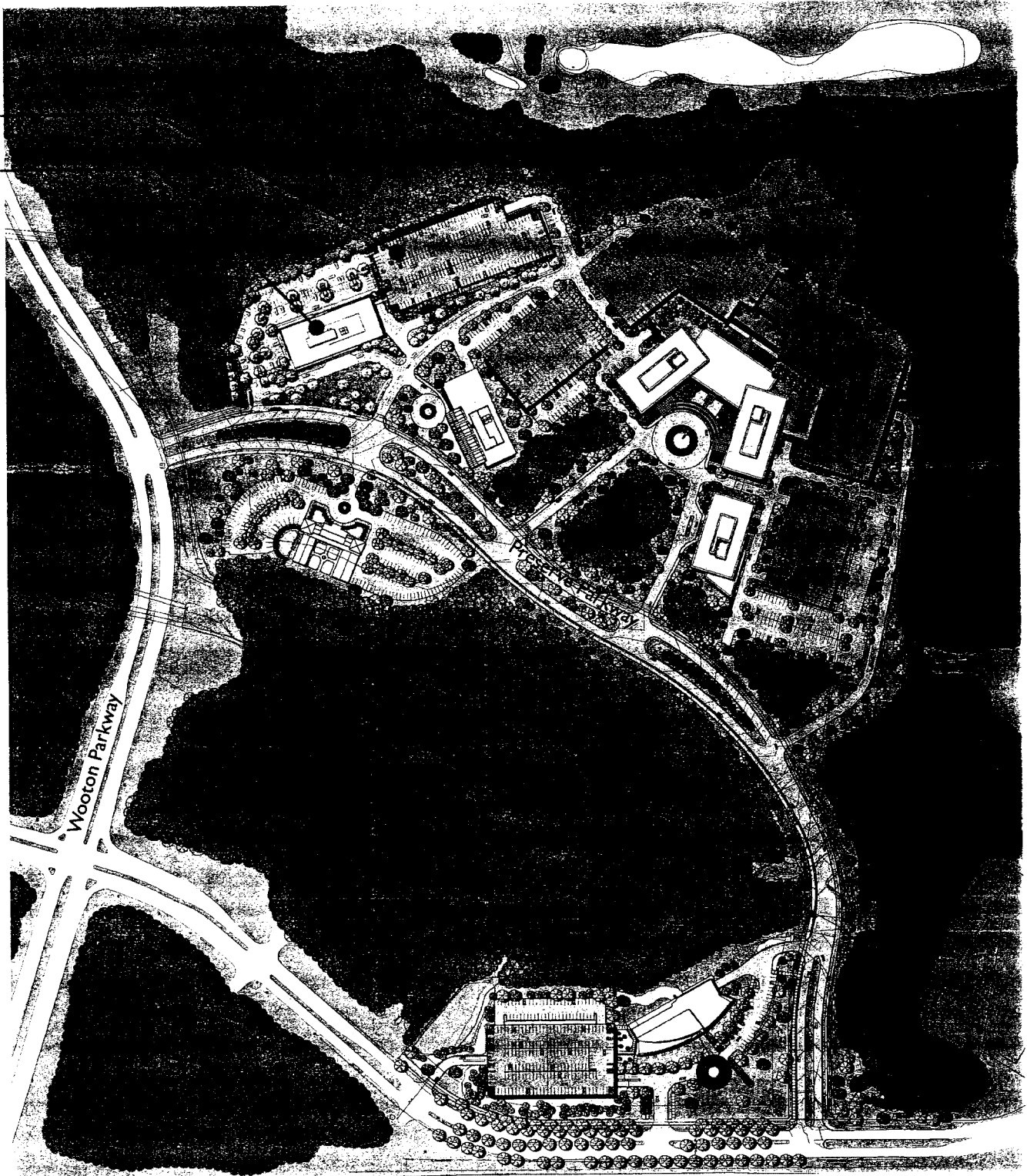
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HEIGHT COMPARISON BETWEEN
PREVIOUS AND CURRENT DESIGNS

THE PRESERVE AT TOWER OAKS • ONE PRESERVE PARKWAY

 Boston Properties

 Attachment 2

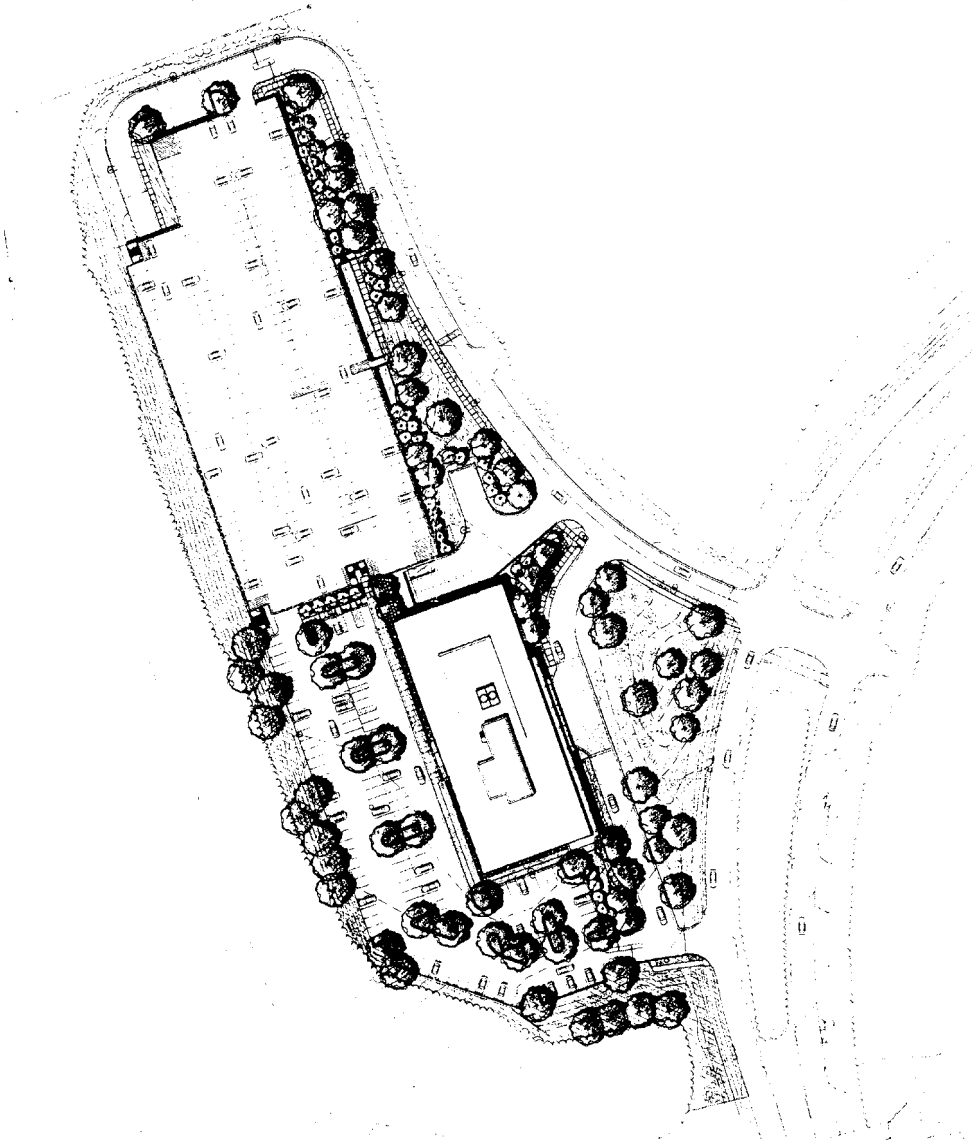


MASTERPLAN

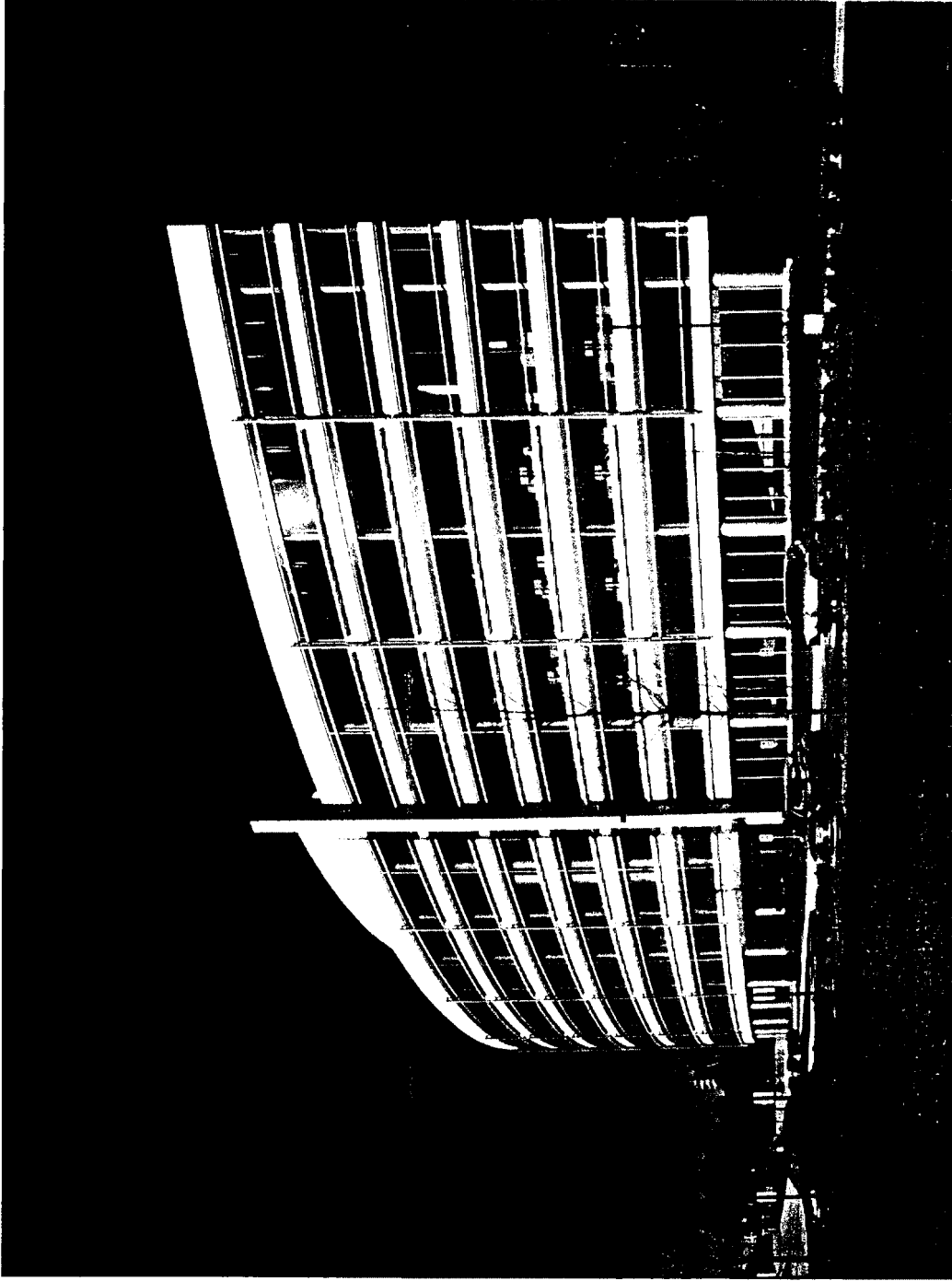
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OAKS • ONE PRESERVE PARKWAY

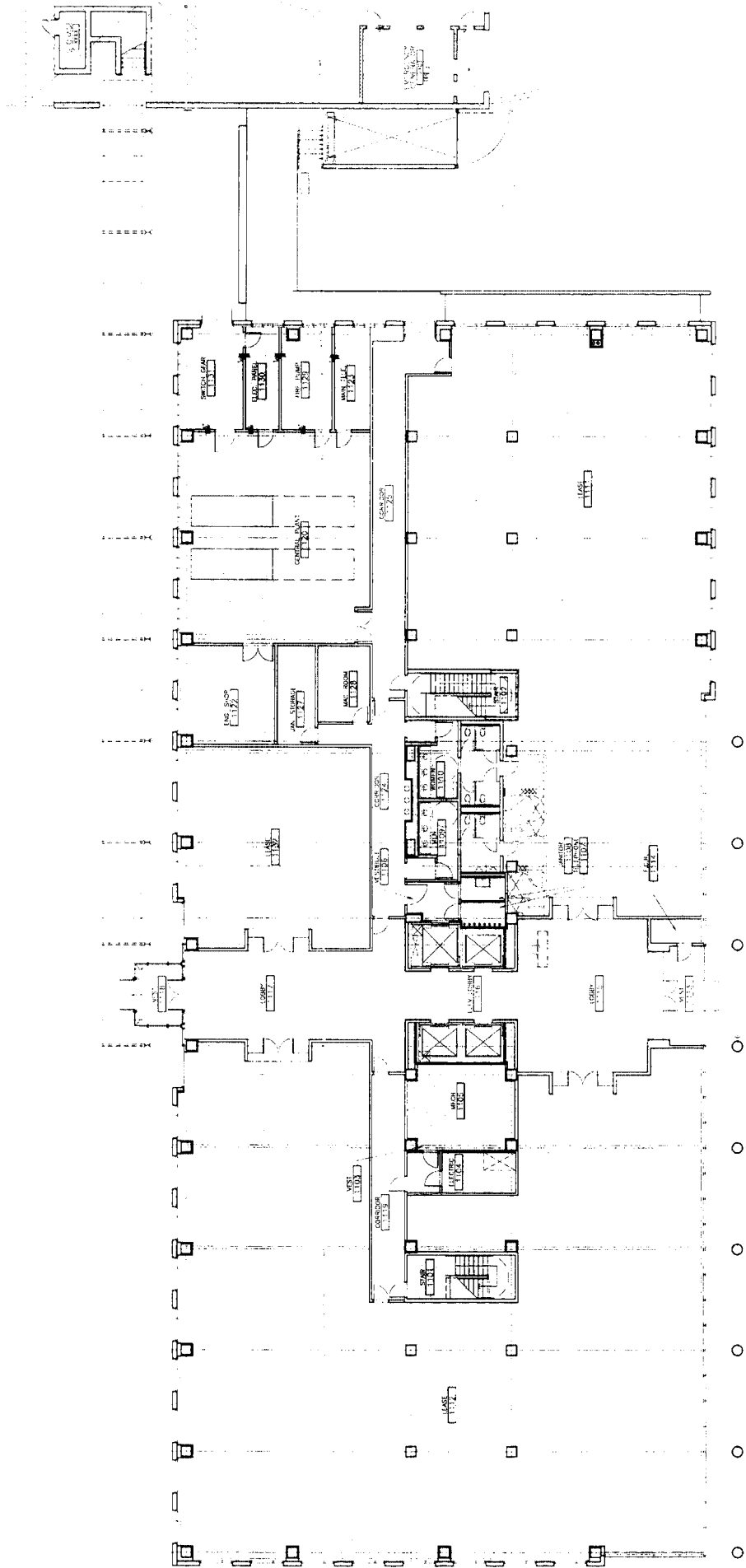




SITE PLAN



ARCHITECTURAL CONTEXT
2600 TOWER OAKS BOULEVARD



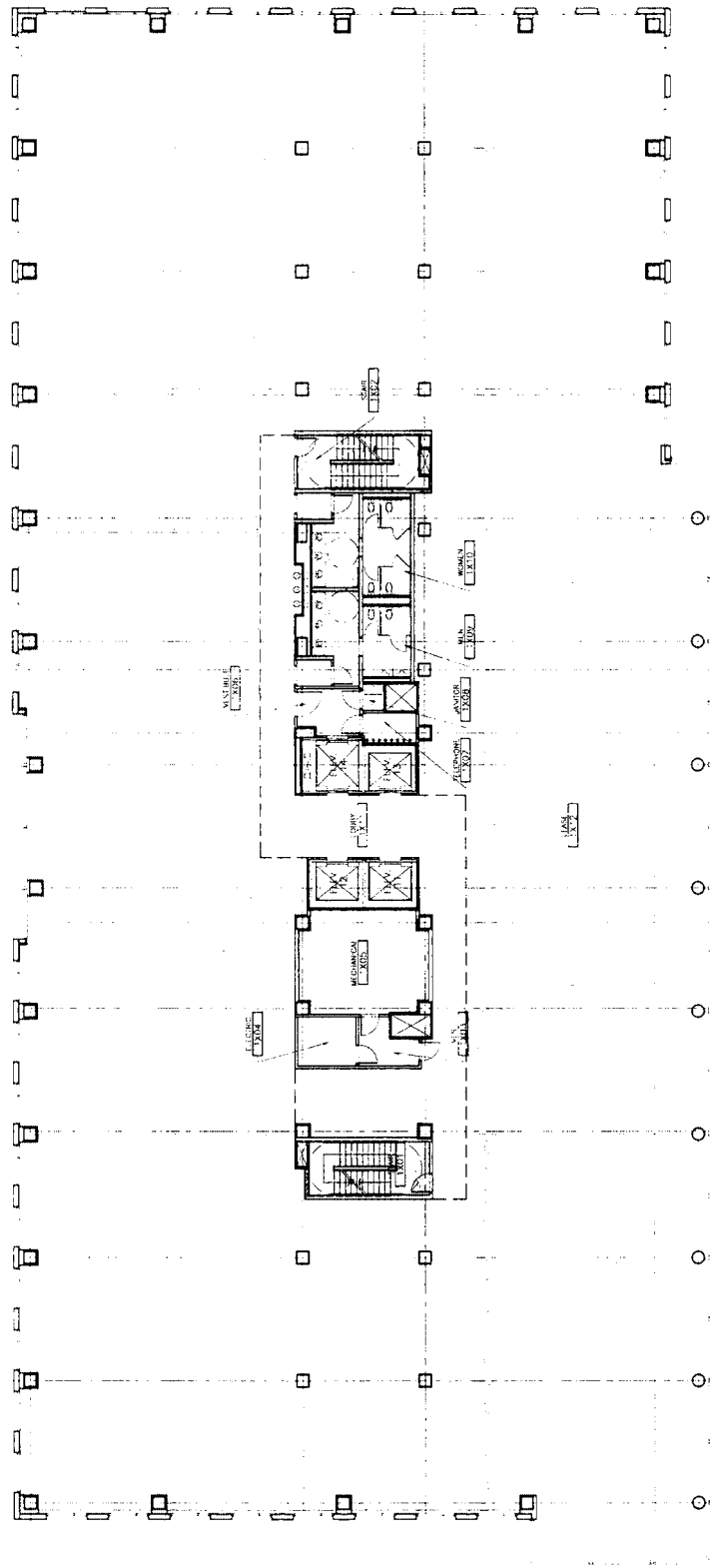
GROUND FLOOR



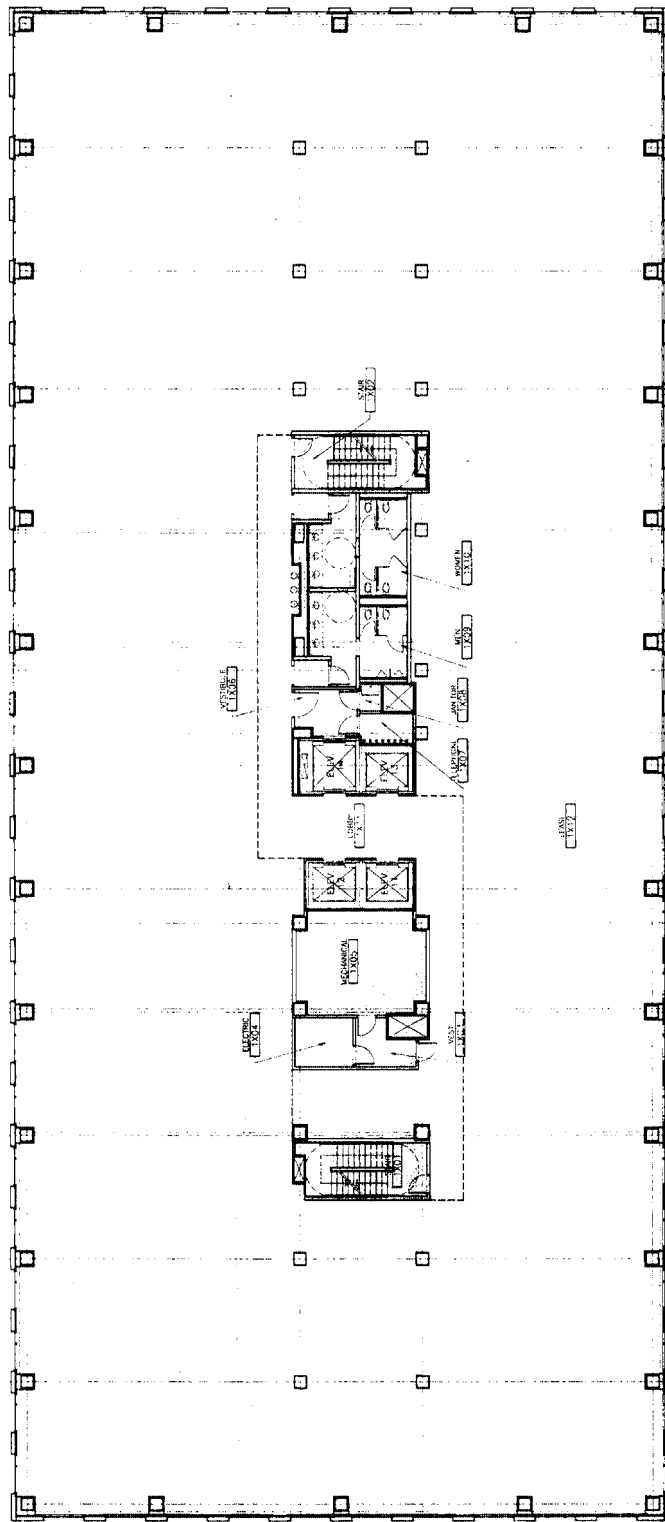
Boston Properties

THE PRESERVE AT TOWER OAKS • ONE PRESERVE PARKWAY

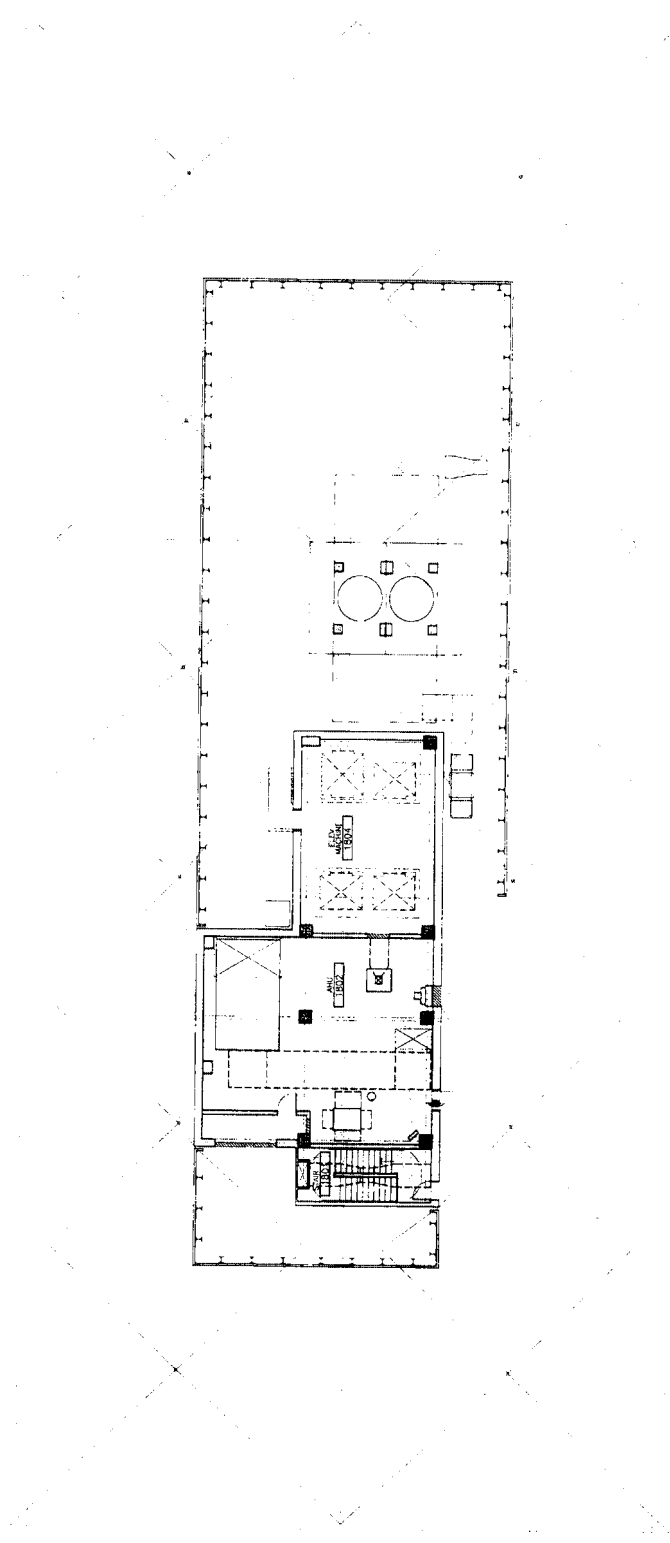
THE PRESERVE AT TOWER OAKS • ONE PRESERVE PARKWAY



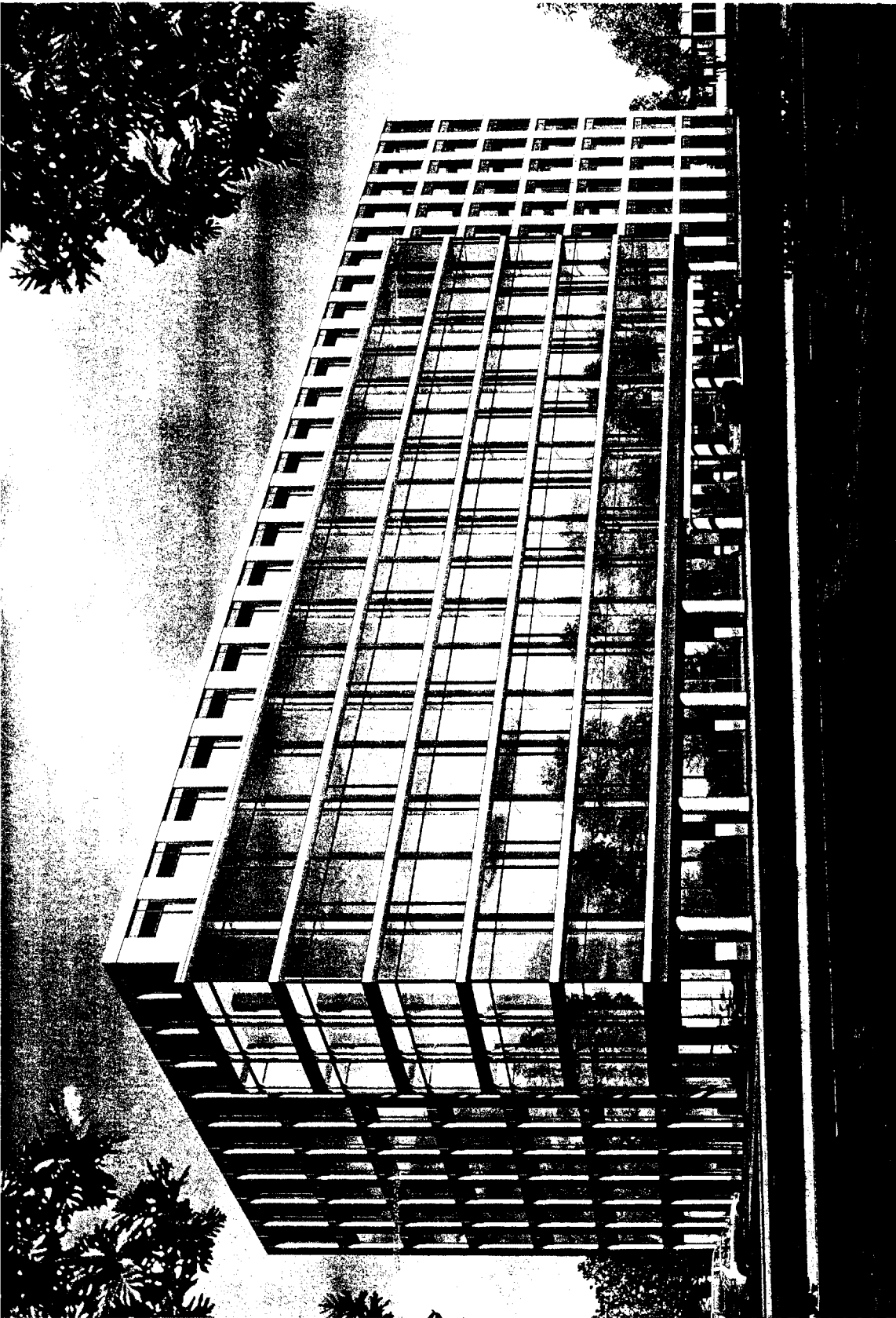
TYPICAL FLOOR (2-6)



SEVENTH FLOOR



PENTHOUSE



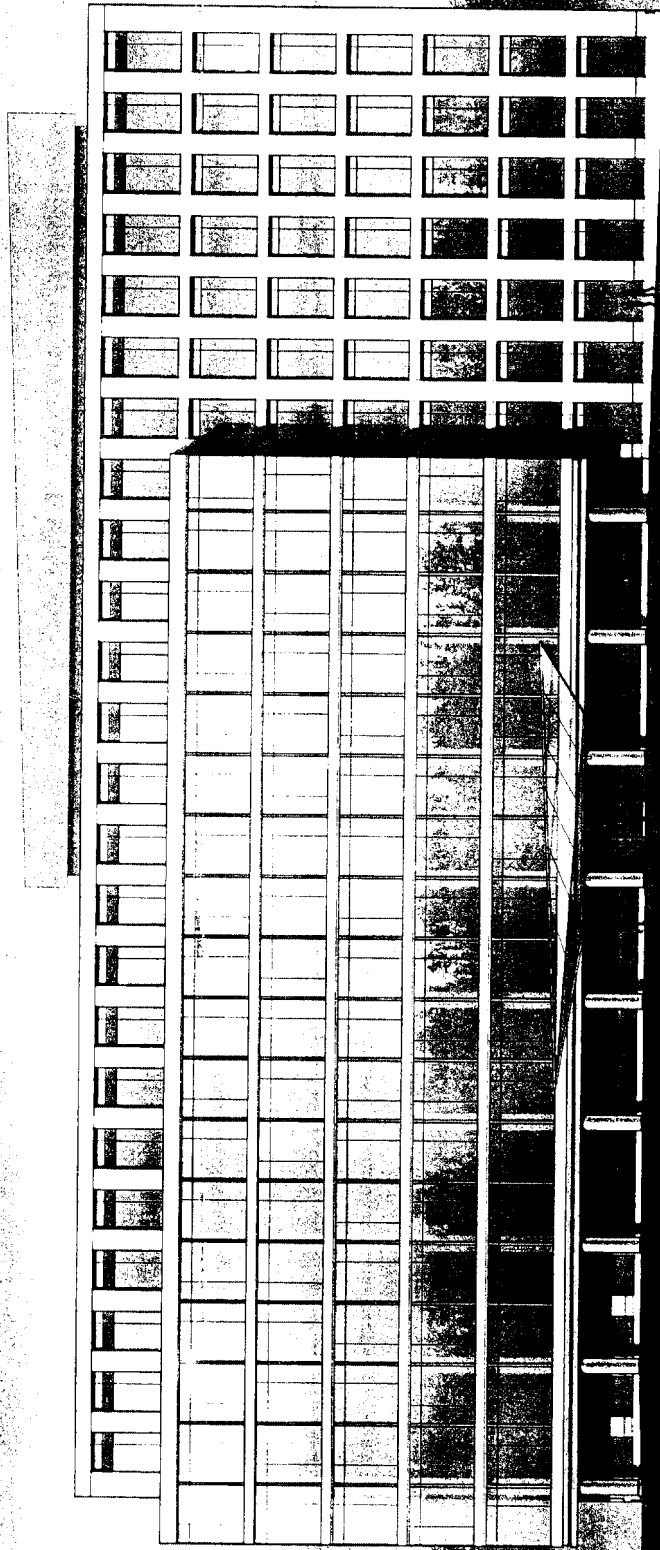
EXTERIOR RENDERING

THE PRESERVE AT TOWER OAKS • ONE PRESERVE PARKWAY



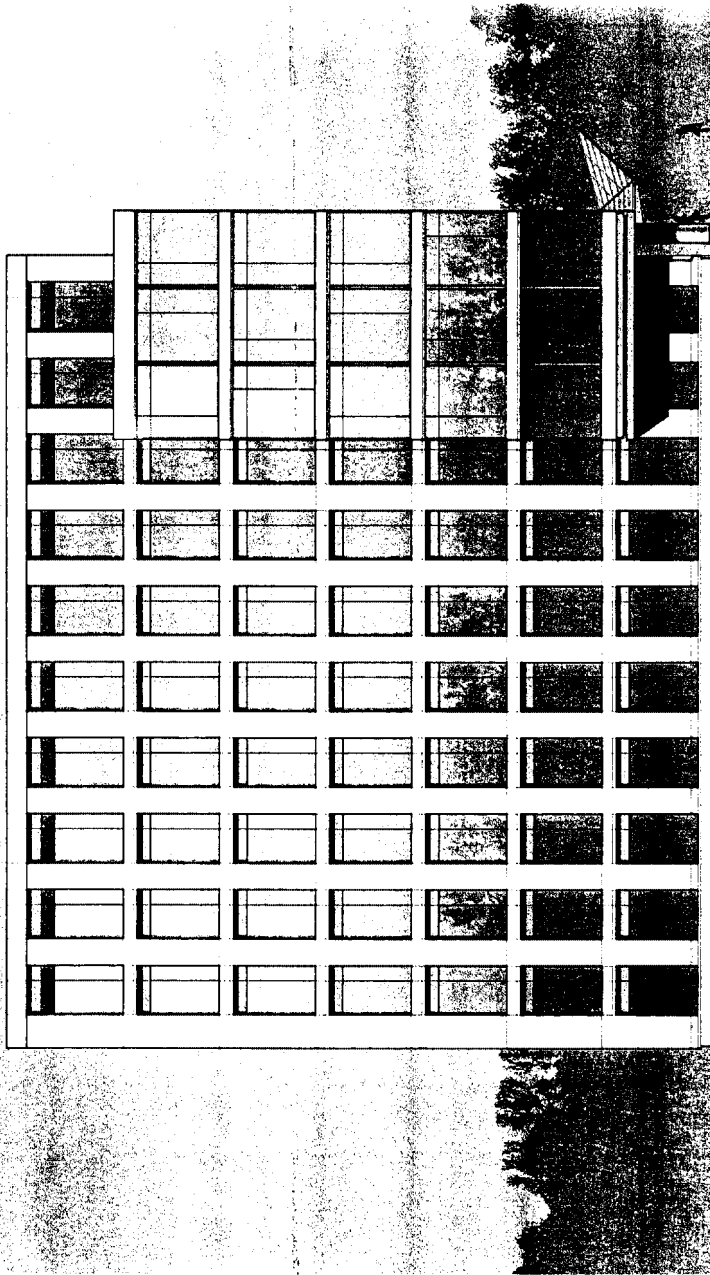
Boston Properties





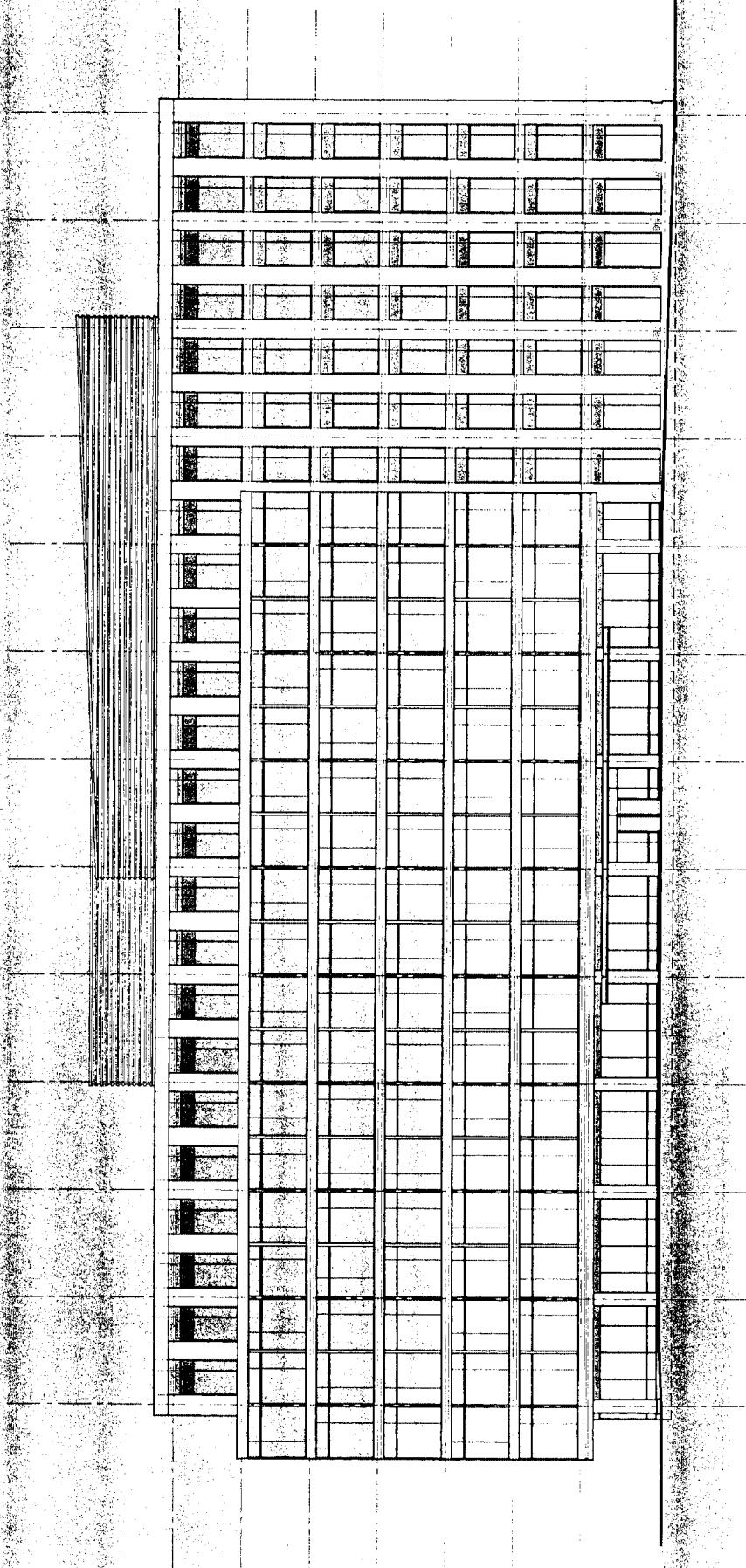
WEST ELEVATION





NORTH ELEVATION





WEST ELEVATION

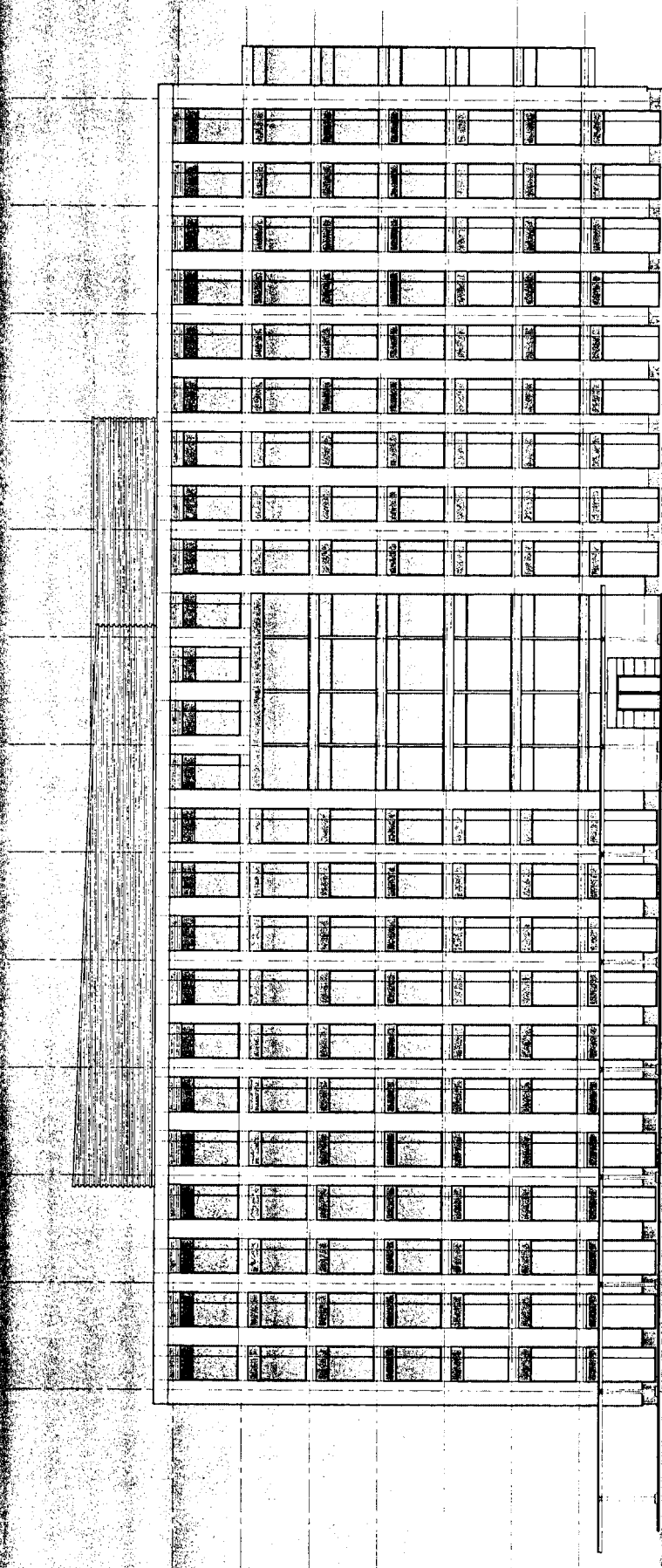
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THE PRESERVE AT TOWER OAKS • ONE PRESERVE PARKWAY

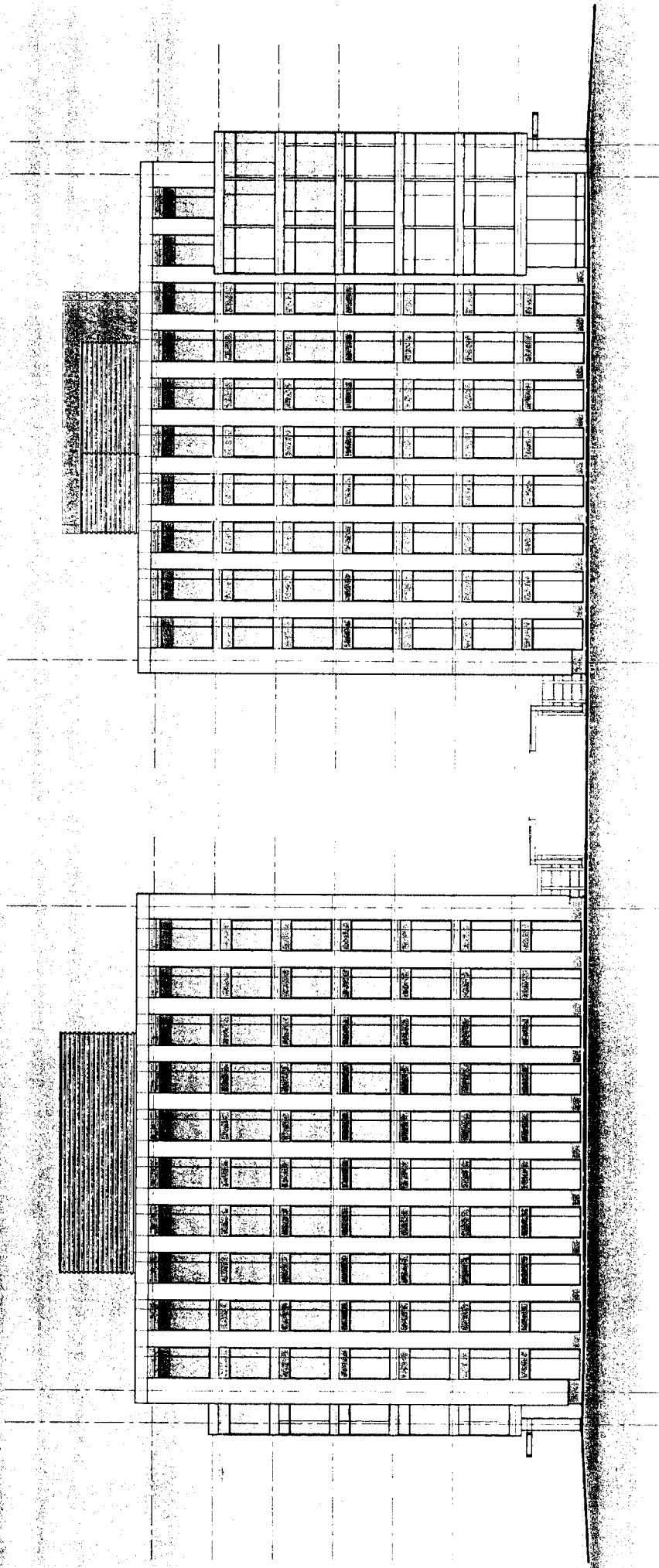


Boston Properties





EAST ELEVATION



SOUTH ELEVATION

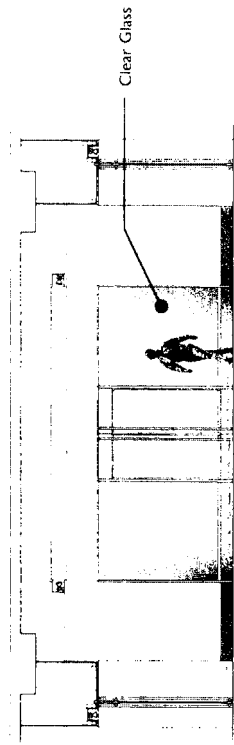
NORTH ELEVATION

THE PRESERVE AT TOWER OAKS • ONE PRESERVE PARKWAY

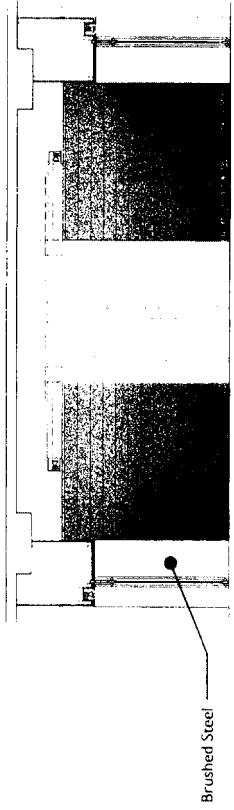


Boston Properties

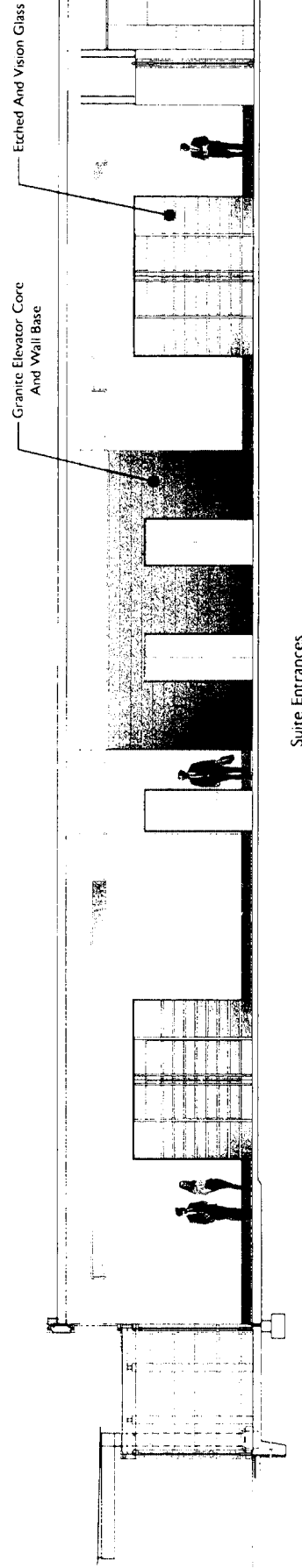




Front Entrance



Elevator Core




Suite Entrances

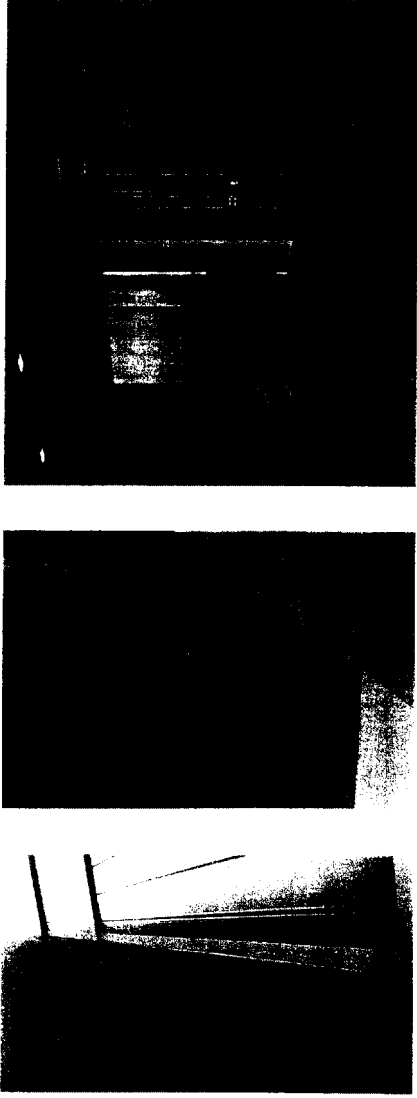
LOBBY ELEVATIONS

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THE PRESERVE AT TOWER OAKS • ONE PRESERVE PARKWAY

 Boston Properties

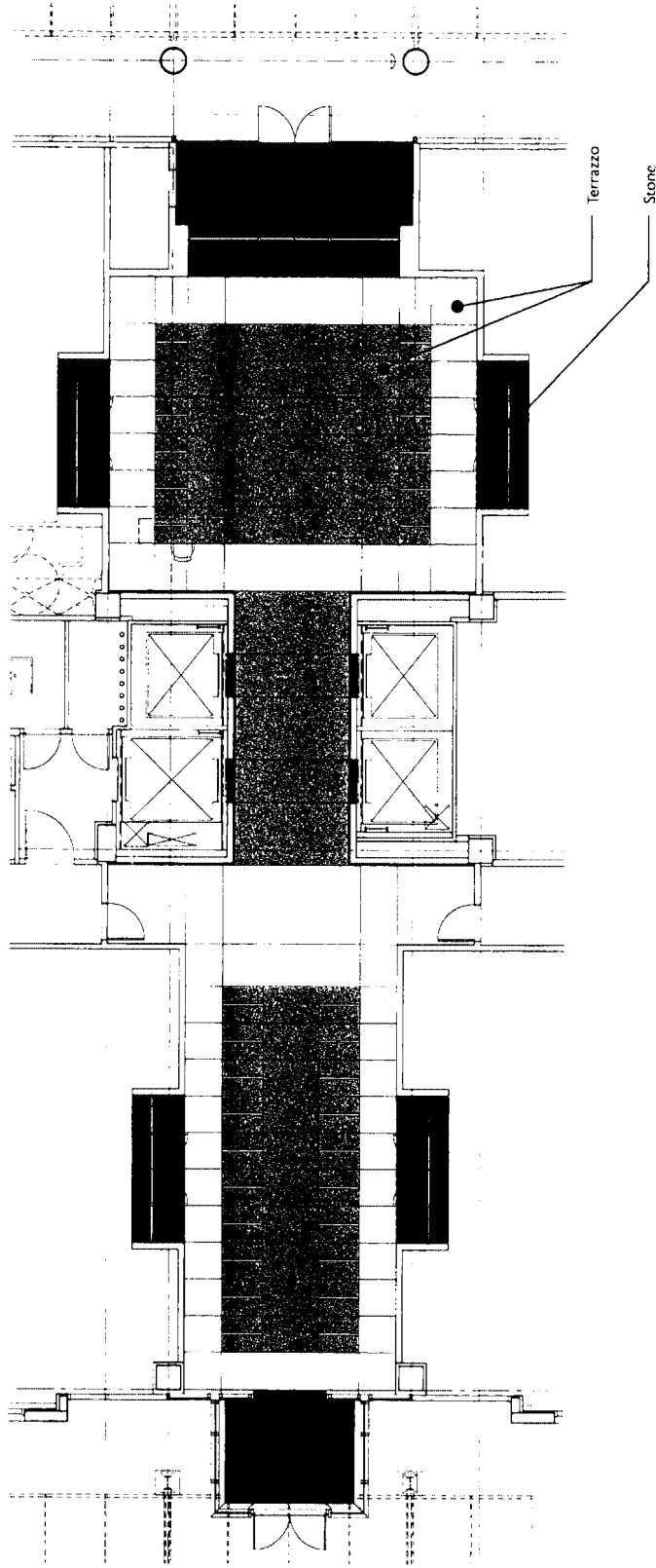




MATERIALS

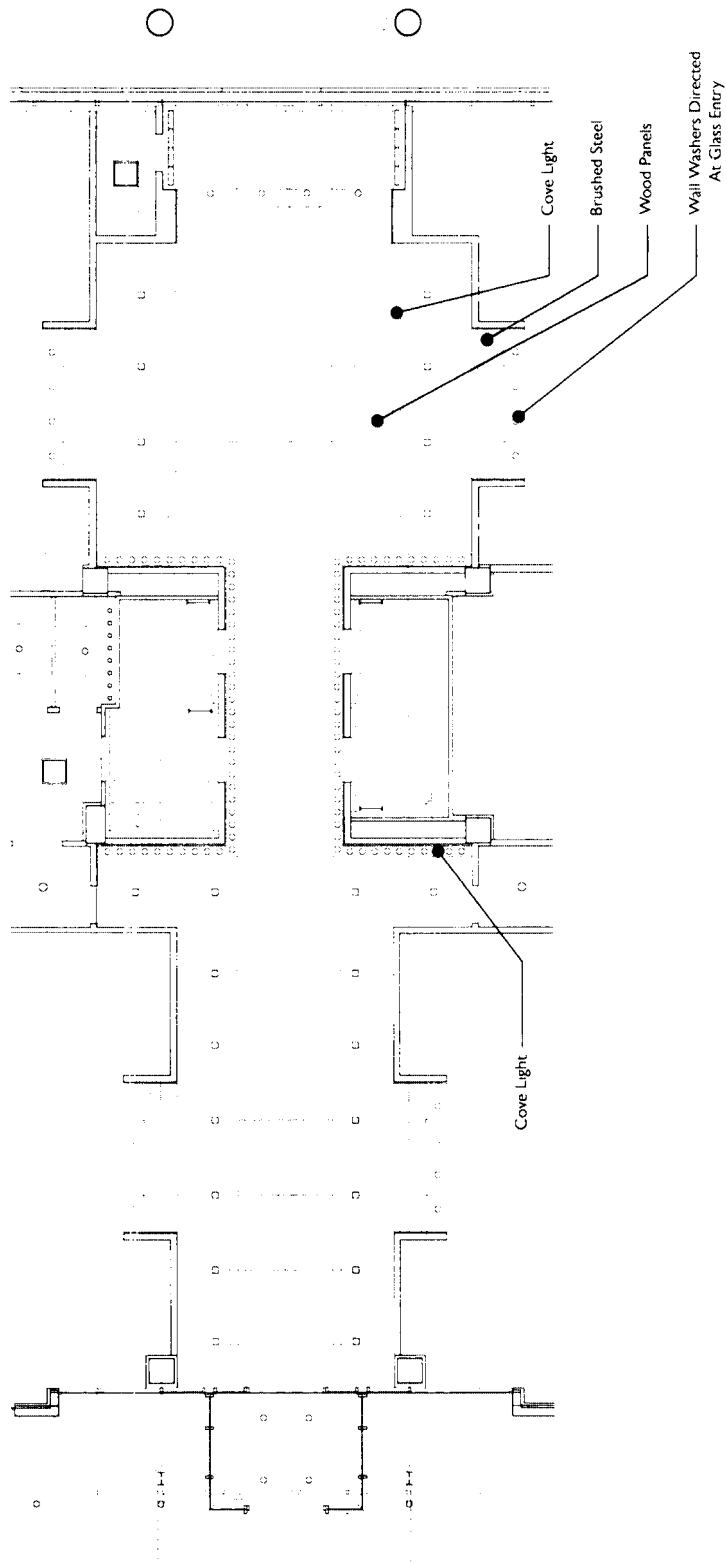


LOBBY RENDERING



FLOOR PATTERN





REFLECTED CEILING PLAN

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

June 24, 2005

Scott C. Wallace
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The Mayor and Council of Rockville
Rockville City Hall
111 Maryland Avenue
Rockville, Maryland 20850

Re: Boston Properties Limited Partnership – The Preserve at Tower Oaks – One
Preserve Parkway

Dear Mayor Giammo and Councilmembers:

This office represents Boston Properties Limited Partnership (“Boston”), the owner and developer of The Preserve at Tower Oaks (“The Preserve”). In accordance with the requirements of Resolution No. 1-01 for the Tower Oaks Comprehensive Planned Development (the “Tower Oaks CPD”), enclosed for your review are the Schematic Building Design Plans for Boston’s proposed development at One Preserve Parkway, which consists of a seven-story office building (approximately 94 feet in height) containing approximately 189,000 square feet (“SF”) and a two-level structured parking garage with 630 spaces on approximately 10 acres in the southeast quadrant of the intersection of Preserve Parkway and Wootton Parkway. As discussed in detail below, in 2000 the Mayor and Council approved Schematic Building Plans for a seven-story office building (approximately 99 feet in height) of approximately 185,000 SF at the One Preserve Parkway site; the building shown in the attached plans proposes a lower building height and minor modifications to the architecture and materials of the building as previously approved.

By way of background, the Tower Oaks CPD consists of approximately 192 acres located east of I-270, south of Wootton Parkway in the City of Rockville. The Concept Plan for the Tower Oaks CPD was approved pursuant to Resolution No. 1-01 for a mix of uses, including 2,070,000 SF of office, health club and restaurant uses, a 170 unit residential hotel, a 300 unit hotel, and 275 dwelling units in seven areas. In May of 1998 Boston purchased 84 acres of the Tower Oaks CPD from the Tower Companies. Boston’s Preserve at Tower Oaks can accommodate 1,130,000 SF of office uses and 25,000 SF of restaurant uses. Existing development at The Preserve consists of an office building at 2600 Tower Oaks Boulevard at the corner of Tower Oaks Boulevard and Preserve Parkway and the Clyde’s Restaurant at the corner of Wootton Parkway and Preserve Parkway. In addition, Boston constructed Preserve Parkway, a public street, to serve existing and future development at The Preserve.



The Mayor and Council of Rockville
June 24, 2005
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By letter dated September 11, 2000, the Rockville Planning Commission, following review and approval of Schematic Building Design Plans by the Mayor and Council, approved Detailed Application CPD 2000-0001H for the construction of a seven-story office building (approximately 99 feet in height) containing a total of 185,000 square feet, and an associated two-level underground parking garage with 633 parking spaces at the One Preserve Parkway site (the "Original Detailed Application"). Following approval of the Original Detailed Application, the Planning Commission approved two one-year extensions to the Original Detailed Application, the last of which expired in September of 2004.¹

The current proposal for One Preserve Parkway, as shown on the attached Schematic Building Design Plans, is also for a seven-story building containing approximately 189,000 SF and a two-level, 630 space parking garage. Both the office building and the parking garage have essentially the same building footprints as were approved in the Original Detailed Application. Individual floors will contain approximately 28,000 SF and the building will be designed to accommodate single floor and multi-floor tenants.

The minor changes to the project that Boston Properties proposes are intended to enhance the aesthetic appeal of the architecture and create a sleek, clean appearance which is in concert with neighboring office space in the I-270 corridor. In particular, as shown on the attached plans, the architecture and materials of the building have been redesigned and simplified. The previous design was defined by its prominent roof canopy resting on a central seven bay/seven-story glass projection and skin of metal panels attached to pre-cast concrete. In the current design, the roof canopy has been removed, and the glass projection has both been lowered to six stories and shifted to the prominent north-west corner of the building. Further, while in the previous design the glass bays had a vertical reading, the current design introduces horizontal banding flush with the glass. In addition, all metal panels have been removed from the pre-cast concrete, and the bays are provided in more frequent intervals to allow narrower and longer windows. The changes to the building design and architecture detailed above have allowed Boston to lower the height of the building by approximately 5 ½ feet, from approximately 99 feet, 11 inches, as approved in the Original Detailed Application, to approximately 94 feet, 3 inches. The reduction in building height is shown on the Height Comparison Exhibit, attached as Attachment "1". Finally, while the access point to the building from Preserve Parkway has not changed from the Original Detailed Application, the large, rectangular drop-off point near the building's entrance has been replaced by a grass lawn combined with trees designed to frame views towards the building. Overall, under the current proposal for One Preserve

¹ By letter dated January 23, 2003, the Planning Commission approved an amendment to the Original Detailed Application, designated as CPD 2000-0001H1, that modified the building proposed at One Preserve Parkway to add 52,000 SF of building floor area and two stories, for a total approved gross floor area of 237,000 SF and increased the number of parking spaces.

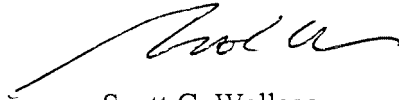
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Parkway Boston will maintain the overall density that was approved in the Original Detailed Application while providing a simplified architectural statement for the building, and a lower building height.

We look forward to presenting the Schematic Building Design Plans to the Mayor and Council at the next available meeting date. Thank you.

Very truly yours,

LINOWES AND BLOCHER LLP



Scott C. Wallace

SCW:jay

cc: Mr. Deane Mellander
Mr. Jim Wasilak
Ms. Damona Smith – Strautmanis
Mr. Gary Abramson
Mr. Jeffrey Abramson
Mr. Arnold Kohn
William Kominers, Esq.
Mr. Jeff Amateau
Mr. Roger Schwabacher

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